



LIVINGSTON COUNTY R02-18-A-013  
**OFFICE OF COUNTY ADMINISTRATOR**

Livingston County Government Center  
6 Court Street, Room 302  
Geneseo, New York 14454

(585) 243-7040  
Fax (585) 243-7045

Ian M. Coyle  
County Administrator

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November 16, 2017

Ms. Lya Theodoratos  
US EPA Region 2  
290 Broadway, 18<sup>th</sup> Floor  
New York, NY 10007

Dear Ms. Theodoratos,

Livingston County, New York enthusiastically submits this proposal for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant. If awarded, this grant will initiate the first Brownfields Program for Livingston County. The program will provide an overall inventory of Brownfield Sites throughout the region as well as assessments for four hazardous substance sites and two petroleum sites in identified targeted areas.

As a rural community, Livingston County is proud of its rich heritage in agriculture and manufacturing. Yet as these industries struggle due to the current economic trend of growing service and technology demands, our local municipalities (which are micro-communities) are faced with the burden of vacant buildings and potential brownfield sites. These sites not only pose a burden on the local economy but they also pose a threat to the health of the surrounding communities. The proposed project intends to address these concerns by identifying Brownfield sites within Livingston County and completing six total assessments resulting in plans for remediation and redevelopment.

Additional details regarding the grant proposal are listed below:

**a. Applicant Identification:**

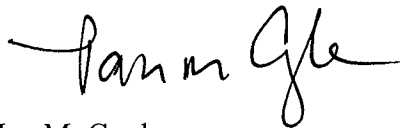
Livingston County, New York  
Attn: Ian M. Coyle  
6 Court Street, Room 302  
Geneseo, NY 14454

**b. Funding Requested:**

- i) Grant Type: Assessment
- ii) Assessment Grant Type: Community-Wide
- iii) Federal Funds Requested: \$300,000
- iv) Contamination: \$200,000 Hazardous Substance & \$100,000 Petroleum

- c. Location: Livingston County, New York
- d. Property Information for Site-Specific: Not Applicable
- e. Contacts:
  - i) Project Director: Angela Ellis, Planning Director  
Address: 6 Court Street, Geneseo, NY 14454  
Phone: 585-243-7550  
Email: [aellis@co.livingston.ny.us](mailto:aellis@co.livingston.ny.us)
  - ii) Chief Executive: Ian Coyle, County Administrator  
Address: 6 Court Street, Geneseo, NY 14454  
Phone: 585-243-7040  
Email: [icoyle@co.livingston.ny.us](mailto:icoyle@co.livingston.ny.us)
- f. Population
  - i) Livingston County, NY: 64,801 (ACS 2015)
  - ii) N/A
  - iii) Livingston County is not located in an area of persistent poverty
- g. Regional Priorities Form/ Other Factors Checklist: Attached
- h. Letter from State Environmental Authority (New York State DEC): Attached

Sincerely,

A handwritten signature in black ink, appearing to read "Ian M. Coyle". The signature is fluid and cursive, with the first name "Ian" and last name "Coyle" clearly distinguishable.

Ian M. Coyle  
County Administrator

### Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Livingston County, New York

#### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities that have limited in-house capacity to manage brownfields sites

Page Number(s): 2, 6

#### Assessment Other Factors Checklist

Please identify (with an **x**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	1
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management  
625 Broadway, 12th Floor, Albany, NY 12233-7012  
P: (518) 402-9764 | F: (518) 402-9722  
www.dec.ny.gov

Mr. Ian Coyle  
County Administrator  
6 Court Street, Room 302  
Geneseo, NY 14454

NOV 09 2017

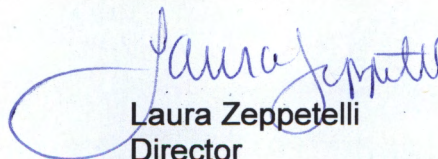
Dear Mr. Coyle:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received your request dated November 9, 2017, for a state acknowledgement letter for United States Environmental Protection Agency (USEPA) Brownfield grant.

I understand that the County plans to submit a Brownfield Assessment Grant proposal in the amount of \$300,000. The funding will be utilized on a community-wide basis.

The Department encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Laura Zeppetelli  
Director  
Bureau of Program Management

cc: T. Wesley, USEPA Region 2  
M. Cruden/B. Schilling, NYSDEC



Department of  
Environmental  
Conservation

## Livingston County Community-Wide Brownfields Assessment Proposal

### Narrative Proposal/ Ranking Criteria

#### 1. Community Need

##### a. Target Area and Brownfields

###### i. Community and Target Area Descriptions

Livingston County, NY is a rural community located in the Western portion of the Finger Lakes Region of Upstate NY. Officially incorporated in 1821, the county encompasses 17 towns and 9 villages with a population of approximately 65,000, widely spread across the 632 square miles. Historically three major assets have driven the economy of the county: land, people and infrastructure. The land is fertile and has contributed to a robust agricultural industry; human ideas led to man-made products and projects including the utilization of the Genesee River for water power; and infrastructure, including waterways, railroads and highways served as drivers of the agricultural and manufacturing industries.

Although agriculture is the largest industry in Livingston County, the majority of residents do not work in the agricultural field. Manufacturing jobs were once a major source of employment for the county but manufacturing employment has unfortunately declined 52% since its peak in 1982. Livingston County is part of the larger regional and national transition from manufacturing to knowledge-based/ service-based industry. According to ACT Rochester, from 2005-2014 there was a total loss of nearly 270 jobs in Livingston County which reflects a decrease of approximately 10%. The impact of this shift goes beyond the loss of manufacturing jobs and also includes a growing number of industrial buildings and properties that sit vacant or that are underutilized. Many of these properties are brownfields and have become a burden for municipalities who are facing significant challenges in their efforts to redevelop the sites and return them to the tax rolls.

Specific target areas within Livingston County for planned assessment activities include the Villages of Dansville and Mt. Morris (Census Tracts 314 and 309 accordingly). The Village of Mt. Morris lies within the central region of the county and the Village of Dansville is located at the southern end of the county. Both communities are members of the Livingston County Downtown Partnership Program. The mission of the Downtown Partnership is to promote and enhance the unique, authentic, and vibrant villages of Livingston County.

(<http://livingstoncountydevelopment.com/business-resources/downtown-partnership/>)

Through application to the Community-Wide Brownfields Assessment Program, Livingston County intends to further the promotion of economic development throughout the county by focusing on these target areas for eventual redevelopment of abandoned and dilapidated properties.

###### ii. Demographic Information and Indicators of Need

	Mt. Morris Village	Dansville Village	Livingston County	NY State	National
Population:	2,505	4,537	64,801	19,673,174	316,515,021

Unemployment:	6%	5.5%	5.4%	5.3%	5%
Poverty Rate:	21.4%	21.3%	14.8%	15.7%	15.5%
Children in Poverty:	28.1%	33.8%	18.8%	22.2%	21.7%
Minority Population:	7.5%	2%	7%	35%	26.6%
Median HH Income:	\$36,875	\$40,841	\$51,734	\$59,269	\$53,889
Per Capita Income:	\$20,988	\$23,133	\$24,142	\$33,236	\$28,930
% > 65 Years Old:	14%	15.7%	15.3%	14.3%	14.1%

Source for Demographics: **2011-2015 American Community Survey 5-Year Estimates**

The demographics shown in the above chart demonstrate the challenges Livingston County, NY (and especially the target areas) face socially and economically. Our rural region has an aging population combined with a lower median household income and per capita income than both NY State and National averages. The poverty rates of the targeted areas are well above the NY State and National averages. Each of these target areas can be classified as a “Highly Distressed Area” with at least 20% of the population with incomes below the poverty level. More concerning is the number of children living in poverty within these target areas. According to the National Center for Children in Poverty, “poverty can impede children’s ability to learn and contribute to social, emotional, and behavioral problems. Poverty also can contribute to poor health and mental health. Risks are greatest for children who experience poverty when they are young and/or experience deep and persistent poverty.”

The economic status in the Villages of Dansville and Mt. Morris are mixed with considerable disparity between those who live above the median income and those who live below. The Dansville and Mt. Morris school districts provide free and reduced lunch service to over 50% of the student base—the highest rates in Livingston County. The majority of the employment base is either employed locally as blue-collar, unskilled laborers or commutes to the closest metropolitan market of Rochester (~50 miles away) to obtain higher paying work or availability to skilled labor positions.

The county’s percentage of population over the age of 65 is larger than the national average. Yet the population between ages 25-44 is at a much lower percentage which is a cause for concern due to the economic impact the younger age group has on a region. The Livingston County Older Population (65+) has a higher concentration in the Villages of Dansville and Mount Morris.

These concentrated vulnerable populations (children in poverty and elderly), point to the greater need to focus on these target areas within the county. The villages have limited capacity to manage brownfields projects and would benefit greatly from an EPA Community-Wide Assessment Grant to assist with inventory and planning for potential brownfield sites in their communities.

### **iii. Description of the Brownfields**

Over recent years Livingston County has identified several properties that are vacant, abandoned or underutilized. A high percentage of these are located in the Villages of Dansville and Mount Morris. The potential brownfields include current or former schools, dry cleaners, automotive garages and gas stations, manufacturing facilities, automobile dealers and repair facilities, vacant land parcels, and warehouses. In most cases, the extent of contamination is unknown which poses an environmental stigma and an impediment to redevelopment, and has left a vast blighted industrial and commercial landscape in the targeted communities. Identified priority sites in the **Village of Dansville** include:

**King's Daughters Home (KDH)-** Located in a quiet, residential, village neighborhood on a large 5-acre parcel, this building was originally constructed in 1860 as a seminary for young men. Due to the high growth rate in the community at the time, other schools were constructed and the building was converted to a hospital. In 1919, a new hospital was constructed and the building was converted to a nursing home for the aging. This lasted until 2012 when the building was closed due to lack of funding. The property eventually went into foreclosure and Livingston County has maintained ownership of the site since June 2016.

The building currently has pipes wrapped in asbestos insulation and due to a water line break in 2015, there are several areas throughout the 3-story structure that have become infested with black mold. Lead paint is likely present in the building and the ceiling tiles could likely contain asbestos as well. The proximity of this contaminated site to adjacent residential properties presents a potential threat to the health of local residents by inhalation of impacted dust or direct contact with the impacted soils. This is of immediate concern due to the higher numbers of vulnerable populations living in this area.

The concern over putting this site back on the tax rolls is that the cleanup is a likely inhibitor to any investor or developer who would like to enact a plan for use. Due to the economic conditions of the area, the property requires assistance in order to make rehabilitation of the property financially feasible.

The vacancy of this property creates a significant void to the tax base of the Dansville community. Assessed as a non-habitable structure at \$300,000, it could likely find its way back to viability as a \$750,000 to \$1,000,000 building. It could also provide a significant housing option for seniors or low income families, which is a desperately needed component for the immediate area. By identifying and assessing the environmental concerns, it would enable the County to put together a remediation plan to make this property more palatable for an investor.

**St. Mary's School-** The former St. Mary's School is located on a residential side street behind the Main Street District in the designated downtown area of Dansville. The building was constructed in 1959 as a Catholic school for boys and girls ages K-8. The building itself is in good condition, however, boiler pipes wrapped in asbestos insulation, vinyl floor tile and acoustical ceiling plaster have been identified as items of concern and needed for monitoring. This building is located in a densely populated area of the Village of Dansville and poses health threats to those living in close proximity. The building remains not marketable with these hazardous elements remaining.

There lies an upside to this property in that it has never been on the tax rolls as ownership was exempt. With an adaptive reuse project for this structure, the property taxes assessed would be new money to the Village and create an addition to the rolls.

A third property in Dansville, **a former dry cleaner building**, has also been identified as a potential site for the Brownfields Program. This site remains on the New York State Department of Environmental Conservation's (DEC) Environmental Site Remediation Database and is listed as having potential contamination. The property is located in the downtown section of the Village of Dansville and 95% of the site is covered by the three-story, brick and block on-site building. The site is bordered to the north and south by commercial properties, to the west by Main Street and to the east by a paved parking lot. A review of Sandborn Fire Insurance Maps indicates that a dry cleaner occupied this site as early as 1944.

According to the DEC, The primary contaminant of concern at this site is tetrachloroethene (PCE). Groundwater sampling has revealed that concentrations of PCE detected in groundwater samples exceed NYS Class GA groundwater standards of 5 ppb for PCE. Additionally, soil vapor samples taken off-site indicate that PCE is present in the soil vapor. Sampling at the vacant school adjacent to the site indicated that PCE is present in the sub slab and PCE is present in the indoor air.

In the Mt. Morris community the County has identified **Building #8** on Murray Hill as a potential brownfield site. Building #8 on the Mount Morris Campus was originally built around 1900 with later additions and renovations in the mid-1930's and 1970's. Originally built as a private estate, in the 1930's the property at the top of Murray Hill became the chosen site for one of three Tuberculosis Sanatoriums to be built to help control and prevent a disease that was the cause of nearly 4000 deaths in upstate New York that year. Although Livingston County had a low rate of TB as compared to urban centers, the "Murray Hill" site was chosen as the ideal spot for this facility to serve the western region of the state. Building #8 formerly housed stable manager for gentleman's estate (c. 1900 - 1932) and then Groundskeeper for the TB Hospital (1930's- 1960's).

Preventative efforts and advances in the use of antibiotics impacted the spread of tuberculosis and resulted in the closing of the hospital by the state in 1971. Livingston County acquired the site and bordering parklands in 1972 utilizing the main hospital building as a skilled nursing facility until 2004 when it was determined that a more modern facility was required. The adjacent Center for Nursing and Rehabilitation was built to accommodate the growing needs of the area and the other buildings on the campus house now various county departments and affiliated agencies. Building #8 housed the Office of the Aging from about early-mid 1980's – 2012. This building is the final building on the campus in need of renovations. At this time it is unknown what contaminants may exist in the building but it will most likely need asbestos abatement at the very least in order to establish re-use of the building as a potential Mental Health Clinic for the County.

The DEC has also provided Livingston County with a list of 29 active petroleum spill sites. This list may contain potential brownfield sites that Livingston County will include in the brownfields program once the inventory is completed through the county.



## **b. Welfare, Environmental, and Public Health Impacts**

### **i. Welfare Impacts**

Many communities in our rural region face welfare issues due to the lack of resources available in small villages and hamlets around the county. Small population dispersed over a large geographic area creates barriers in providing the necessary services to all residents such as transportation and communication. The target areas of this proposal are micro-communities and demonstrate significant economic distress in comparison to the state averages. Limited transportation services, aging housing stock and areas of blight all negatively impact the welfare of the residents in these communities.

The poverty rate in both Villages of Mt. Morris and Dansville are well above the state and national averages and the rate of children living in poverty in those communities is even higher as demonstrated in the chart on pages 1-2. According to the Livingston County Department of Health Lead Testing Results in 2013-2016, there is a higher concentration of children testing for lead at levels higher than the CDC recommended levels residing in the Villages of Mount Morris and Dansville. Over half of the housing stock in both villages was built prior to 1939. Families and elderly living in poverty are faced with limited choices when it comes to housing and unfortunately many of our most vulnerable residents live in homes that are in close proximity to potential brownfield sites or in homes that present health issues themselves due to the age and disrepair.

### **ii. Cumulative Environmental Issues**

The target areas described could both be considered environmental justice areas as according to the 2015 ACS there are over 20% of residents living below the poverty level. Besides the brownfield sites identified earlier, there are other local environmental concerns including the heavily travelled Interstate 390 that runs in close proximity to both target areas. The Villages of Dansville and Mount Morris have considerable truck traffic on a daily basis which contributes to air pollution. The largest North American salt mine (American Rock Salt) is also located near the Village of Mount Morris and potentially could contribute to land and water contamination. Another potential source of land and air pollution is the several large farms that operate near these communities. Pesticides and fertilizers may contribute to the pollution of air, land and water putting more stress on these already overburdened residents.

### **iii. Cumulative Public Health Impacts**

Asbestos and lead from old buildings, including the identified brownfield sites, can have detrimental effects on people, especially those considered vulnerable or sensitive. Asbestos exposure is known to cause the cancer known as mesothelioma. According to the World Health Organization, "Young children are particularly vulnerable to the toxic effects of lead and can suffer profound and permanent adverse health effects, particularly affecting the development of the brain and nervous system. Lead also causes long-term harm in adults, including increased risk of high blood pressure and kidney damage."

Air pollution from Interstate 390 has the potential to negatively impact the health of those living nearby. According to the EPA: "People who live, work or attend school near major roads appear to have an increased incidence and severity of health problems associated with air pollution exposures related to roadway traffic. Children, older adults, people with preexisting cardiopulmonary disease, and people of low socioeconomic status are among those at higher risk for health impacts from air pollution near roadways." As the Villages of Mount

Morris and Dansville are micro-communities, it is difficult to obtain exact data on impacts of contaminants effecting this small population but with a high concentration of sensitive population there is an obvious threat posed by the identified brownfield sites.

### **c. Financial Need**

#### **i. Economic Conditions**

Livingston County does not have room within its budget to fund a thorough Community-Wide Brownfields Assessment that is needed to help the various municipalities throughout the county develop a brownfields program. Much of the budget goes directly to pay for mandated programs by New York State. The villages identified as target areas have even less capacity to manage a brownfields program on their own due to the low-income and small population. These micro-communities do not have the staff expertise or the financial capability to hire a consultant in order to complete the brownfield inventory and assessment project.

One of the priorities for EPA Region 2 is to assist communities that have limited in-house capacity to manage brownfield projects. It is through this proposal that Livingston County has created a plan to work with the local municipalities and community organizations to develop a dynamic Brownfields Program for future redevelopment throughout the county. The county already has a similar partnership with local municipalities through the local grant administration program. The county offers grant administration assistance to all municipalities with no charge to them for the services.

#### **ii. Economic Effects of Brownfields**

Economic impacts of the brownfield properties across Livingston County include depressed property values; lost business opportunities; limited employment opportunities; and reduction in property tax revenue. The perception of contamination at the targeted sites and other potential brownfield sites throughout the county limits opportunities to develop those properties and attract investment into the villages.

As a result, the investment that is taking place in these communities is occurring further away from the population center and placing municipalities in the position of having to extend infrastructure in order to accommodate sprawling development. In many cases these development projects are too expensive for municipalities and businesses to complete resulting in lost business opportunities for the targeted communities.

## **2. Project Description and Feasibility of Success**

### **a. Project Description, Redevelopment Strategy & Timing/ Implementation**

#### **i. Project Description and Alignment with Revitalization Plans (12)**

This proposal seeks to implement the initial stages of a Brownfields Program for Livingston County, New York. This project responds to the perception that a majority of unoccupied properties in the target areas are contaminated with hazardous materials such as asbestos and mold. These properties create a burden on our small communities and inhibit growth and economic development.

In 2016, Livingston County developed a Downtown Revitalization Initiative to help combat this issue in the nine villages across the county. While the results in the villages have been remarkable, much work remains to be done which includes: filling vacant commercial spaces and developing strategies for addressing property improvement needs. The proposed Livingston County Brownfields Program will assist in these tasks and will include: a complete

update to preliminary brownfields inventory for the targeted areas (Villages of Dansville and Mount Morris), stakeholder and community outreach activities, characterize and assess identified brownfield sites and plans for clean-up and redevelopment.

The inventory phase will include identification and compilation of brownfield sites located within targeted areas of Livingston County as well as potential other areas as necessary, outlining general information about each site including: location, size, ownership, zoning, historical land use, historical property tax records, and current site conditions. The inventory of sites will position Livingston County to prioritize identified properties for potential further analysis and redevelopment. Community outreach will take place throughout the length of the project with public meetings held to inform the community about the Brownfields Program and allow the public to give feedback.

The Livingston County Brownfields Program will give these communities the opportunity to help begin revitalization and redevelopment that will align with the County's Downtown Revitalization Plan. The program also aligns with the targeted communities' own Comprehensive Plans as they both identify redevelopment and reuse of vacant buildings to be a priority. Preliminary plans for re-use of targeted sites in Dansville include a new low-income housing facility and co-workspace center. In Mt. Morris the County intends to use Building #8 as a new Mental Health Clinic.

Expected outcomes through this program are the return of brownfield sites back to a state of economic vitality and sustainability. As sites are cleaned up and redeveloped, it is expected that nearby properties that have been impacted negatively by the proximity to the brownfield will also increase in value.

## **ii. Redevelopment Strategy**

The redevelopment strategy for the properties that will be assessed under this grant program will be highly feasible. For example, the King's Daughters Home property was taken by the County in 2016 due to foreclosure. The building has been identified as a potential affordable senior housing facility in the Village of Dansville which has a great need for this type of development. Located in a residential area, the King's Daughters Home is a natural fit for this type of re-use. The concern over putting this site back on the tax rolls is that the cleanup is a likely inhibitor to any investor or developer looking to enact a plan for use. Due to the economic conditions of the area, the property requires assistance in order to make rehabilitation of the building financially feasible.

The economic status in the Village of Dansville is mixed with considerable disparity between those who live above the median income and those who live below. The school district provides free and reduced lunch service to over 50% of the student base—one of the highest rates in Livingston County. The majority of the employment base is either employed locally as blue-collar, unskilled laborers or commutes to the closest metropolitan market of Rochester (~50 miles away) to obtain higher paying work or availability to skilled labor positions.

Another example of a highly feasible redevelopment site is the St. Mary's School in Dansville. The ~20,000sf, three-story facility has the potential for many uses, the most popular of which is to create "co-workspace" so residents in the area who have an option to work remotely can take advantage of being close to home, while enjoying the benefits of a good paying job. These conditions are not plentiful in this rural setting where most workers are

required to commute 20-50 miles each way to find gainful employment. It is estimated that there could be cost savings for a remote worker of up to \$12,000 per year.

By identifying and assessing the environmental concerns, it would enable the County to put together a remediation plan to make these properties more palatable for an investor. Many of the other sites identified in the target areas also have been identified for specific reuse based on where they are located and what is most needed in those communities.

### **iii. Timing and Implementation**

The Livingston County Brownfields Program Team (consisting of representatives from Economic Development, Planning and the community at large) will serve as the project manager entity and will coordinate the project schedule throughout the length of the program (three years). The Brownfields Team will immediately begin to develop the program through community engagement and education and identify a steering committee that will include community organization partners (business, community, economic and environmental organizations). The steering committee will be instrumental in making sure community groups and are included in the process.

Once a cooperative agreement is finalized with EPA, a RFQ will be sent out in order to identify and hire a Qualified Environmental Professional (QEP) within the first 4 months of the project. The Livingston County Board of Supervisors will be asked to approve the selection of the QEP at a regular Board of Supervisors meeting. Upon approval the QEP will lead the inventory, assessment and reuse planning work, general program management and reporting.

During the RFQ process, Livingston County will begin work with Genesee Finger Lakes Planning Council and our own Planning Department to develop a community-wide inventory of brownfield sites (completed in first 7 months of the project). The priority sites identified in section (a.iii.) of this proposal will automatically be listed as priorities unless the inventory discovers other sites with greater potential and feasibility for success in the program. The Livingston County Brownfields Program Team will select priority Phase I and Phase II sites with the assistance of the QEP. Criteria to be used for site selection include: redevelopment potential, site location, conformance to local comprehensive plans, leveraging, public benefit and potential job creation.

If the County does not already have site access to the identified priority sites, the Brownfields Team will work with the property owner to obtain access in order to commence assessment work. If the owner of the property is not willing to give access, Livingston County will use legal action to obtain access to the property. Phase I assessment work is estimated to be completed by month 12 of the project and Phase II assessments will be completed by month 24. Clean up and development plans will occur during months 18-36 of the project based upon the initial Phase I and Phase II Assessment Results.

## **b. Task Descriptions & Budget Table**

### **i. Task Descriptions**

Task descriptions for this grant project are as follows:

**Task 1: Program Development-** As this will be a newly initiated program for Livingston County, there will be a Brownfields Team developed to manage the program including representatives from Economic Development, Planning, DEC, local business and residents. The program development task includes database compilation, geographic information systems mapping, and meetings associated with the development of the brownfields site inventory. The

Livingston County Brownfields Team will complete the majority of this task with input from Genesee Finger Lakes Regional Planning Council and assistance from the contracted QEP.

The Brownfields Team will meet on a quarterly basis to ensure priorities are being met and the project is moving forward. Meetings will be open to the public and will be advertised electronically (website & social media) and via notices in the local paper and flyers in the local communities. For the purpose of budget estimation for this project, Livingston County will use an average rate of \$60/hour for personnel costs and \$15/ hour for fringe benefits. For task 1 we have budgeted 160 hours split evenly between Hazardous and Petroleum sites and contractual costs at \$12,000 split evenly as well. We have also included \$2,000 for travel costs for members of Brownfields Team to attend EPA Brownfield conference. This cost is only included in the Hazardous Site budget.

**Task 2: Inventory & Site Selection-** Based on information gathered in the initial program development, potential brownfield sites will be inventoried throughout Livingston County with the assistance of the contracted QEP. The listing of sites developed will then be prioritized and ranked based on perceived environmental concerns, potential and feasibility of redevelopment, and conformance with the local communities' comprehensive plans and the county's Downtown Revitalization Plan.

Outreach will be an important part of this task as well. Livingston County is committed to involving the public throughout the development of the Brownfields Program. Materials informing the public of upcoming meetings and other various outreach items will be published both as hard copy and web-based to ensure all citizens have access to the information.

The contracted QEP cost for this task is estimated to be \$8,000, split evenly between the two program types. The associated personnel costs are also split evenly and total \$9,600 plus \$2,400 for fringe benefits.

**Task 3: Phase I Assessments-** Phase I ESAs will be conducted for all sites selected for the process. Livingston County estimates that there will be 4 hazardous substance sites at \$5,000 each and 2 petroleum sites at \$4,000 each. Phase I ESAs will include a site visit, review of regulatory agency records, research of historical site use and a written report for each site. At least one public hearing will be held regarding each site.

**Task 4: Phase II Assessments-** Phase II ESAs will be conducted on each site as needed to determine if hazardous substance or petroleum contamination exists and to what extent. Livingston County estimates that we will complete Phase II ESAs at 4 hazardous substance sites at \$30,000 per site and 2 petroleum sites at \$24,000 per site. Site assessment will be performed by the contracted QEP with assistance from Livingston County Brownfields Team for review of reports and materials developed.

**Task 5: Remediation Plan-** the Livingston County Brownfields Team will use the results of the Phase II investigations to develop an Analysis of Brownfields Cleanup Alternatives with the assistance of the QEP. The team will review regional economic development plans, identify redevelopment needs/ costs, review available resources, perform geographic information systems mapping, and develop the overall remediation plan for the assessed sites. This is estimated at a cost of \$34,000 for QEP assistance and \$12,000 total for Personnel/ Fringe.

**ii. Budget Table** -- As Livingston County is requesting funding for hazardous and petroleum sites, there are two separate budget tables referencing each category. For this

program, personnel costs are averaged at \$60/ hour and fringe benefits are averaged at \$15/ hour. The contractual expense category refers to the costs incurred by the contracted QEP.

**Budget                      Project Tasks (Hazardous)**

	Program Development	Inventory & Site Selection	Phase I ESAs	Phase II ESAs	Remediation Plan	Total
Personnel	\$4,800	\$4,800	\$2,400	\$2,400	\$4,800	\$19,200
Fringe	\$1,200	\$1,200	\$600	\$600	\$1,200	\$4,800
Travel	\$2,000					\$2,000
Supplies						
Contractual	\$6,000	\$4,000	\$20,000	\$120,000	\$24,000	\$174,000
<b>Total</b>	<b>\$14,000</b>	<b>\$10,000</b>	<b>\$23,000</b>	<b>\$123,000</b>	<b>\$30,000</b>	<b>\$200,000</b>

**Budget                      Project Tasks (Petroleum)**

	Program Development	Inventory & Site Selection	Phase I ESAs	Phase II ESAs	Remediation Plan	Total
Personnel	\$4,800	\$4,800	\$2,400	\$2,400	\$4,800	\$19,200
Fringe	\$1,200	\$1,200	\$600	\$600	\$1,200	\$4,800
Travel						
Supplies						
Contractual	\$6,000	\$4,000	\$8,000	\$48,000	\$10,000	\$76,000
<b>Total</b>	<b>\$12,000</b>	<b>\$10,000</b>	<b>\$11,000</b>	<b>\$51,000</b>	<b>\$16,000</b>	<b>\$100,000</b>

**c. Ability to Leverage**

Livingston County is dedicated to the success of this proposed Brownfields Program. The County is committing 300 hours of in-kind contributions totaling \$15,000 over the course of the project. This in-kind contribution includes 75 hours of assistance for program development, 75 hours for site selection, 100 hours for assessment and 50 hours for remediation planning.

The County also has a newly established Land Bank program which could be leveraged in the future to assist with Brownfield sites. The Land Bank was started with \$50,000 in seed capital from the County and is poised to acquire its first property, an abandoned and foreclosed upon piece of raw land at the end of 2017. Livingston County has been successful in leveraging funding in the past to advance revitalization efforts. Examples include: Livingston County Development Corporation securing \$20,000 in New York Main Street Technical Assistance Funding to complete a feasibility study for revitalization in local municipalities and \$500,000 in New York Main Street program funding to renovate mixed use buildings in local downtowns throughout the county.

The Finger Lakes Region of New York (of which Livingston County is a member) was also recently named a winning region under the New York State Upstate Revitalization Initiative. This award provided our region (which includes 8 other counties) with \$500 million in funding over the next few years in order to advance the region's revitalization strategies. This presents opportunities for future funding for this Brownfields Program.

Livingston County will also work closely with other partners to identify funding opportunities to supplement the work being done through this proposal. These opportunities include but are not limited to: The New York State DEC Brownfield Cleanup Program; the New York State Department of State Brownfield Opportunity Area program; the US EPA Brownfields Cleanup Grant and Brownfields RLF Grant programs; economic development assistance through NYS Empire Development; community development assistance from NYS Housing and Community Renewal; and workforce development assistance through the GLOW Workforce Development Board.

### **3. Community Engagement & Partnerships**

#### **a. Engaging the Community**

##### **i. Community Involvement Plan**

The Livingston County Brownfields Team will create a plan to ensure effective communication with citizens and businesses within the target areas of the Villages of Dansville and Mount Morris and any other community that is designated through site selection. Immediately upon completion of the project contract, the Livingston County staff on the Brownfields Team will meet with the Villages of Dansville and Mount Morris to finalize other Team members representing those communities, identify various stakeholders and initiate contact with local community groups such as Chamber of Commerce to help with communication of the Brownfields Program through their own membership, contacts and social media. A special project website page will be maintained through the Livingston County webpage ([www.livingstoncounty.us](http://www.livingstoncounty.us)). This website page will be used to help relay critical project updates and materials to the community and stakeholders and provide an opportunity for input throughout the completion of the project.

Along with electronic information, outreach materials will be developed as part of the project that will include an informational brochure with background on the EPA Brownfields Program, a site nomination form, access agreement and specific meeting brochures. This will ensure that all residents have equal opportunity for input whether they have internet access or not.

##### **ii. Communicating Progress**

To help communicate the project progress and involve the targeted community and other interested stakeholders we will hold at least 12 Brownfields Team meetings and 5 public meetings during the 3-year length of the project. The project web page will be regularly updated by the County's Public Information Coordinator with project materials, meeting notices, stakeholder surveys and contact information for key project staff. As the majority of the targeted area population is English speaking, information will be prepared in English however translation will be made available when necessary.

Reports and outputs of the project will be made available for review by the public at the County Clerk's office and on the webpage. Local media will be invited to cover each of the public meetings. Flyers and press releases will be put out to advertise for upcoming meetings to ensure all have access to the information. Having a variety of approaches to stakeholder outreach and input will ensure the public may connect with the project in a method that is convenient and comfortable for them.

## **b. Partnerships with Government Agencies**

### **i. Local/ State/ Tribal Environmental Authority**

The New York State Department of Environmental Conservation (DEC) is the state authority responsible for Brownfield Cleanup and other Environmental Cleanup programs within NY State. These programs include the State Superfund Program, Brownfield Cleanup Program, Environmental Restoration Program and Voluntary Cleanup Program. DEC has provided Livingston County with a list of active petroleum sites and maintains databases of other potentially hazardous sites throughout the county.

A representative from the Region 8 office of DEC will be invited to participate on the Livingston County Brownfields Team and will be responsible for offering expertise to the Team regarding the various sites identified and strategies for remediation. The DEC will also be asked to provide input and guidance regarding liability, attend public meetings and help to answer questions if necessary, and review all technical submittals. A letter of acknowledgement from the NYS DEC has been included with this application.

### **ii. Other Governmental Partnerships**

In addition to the NYS DEC, Livingston County will partner with Economic Development organizations including Empire State Development, Greater Rochester Enterprise and the Livingston County Development Group and the Dansville Economic Development Corporation throughout the project. These organizations will play a key role in the development of reuse plans for the selected sites. They will be asked to offer their expertise to the team on the best strategy for redevelopment of each site to promote growth of the local economy.

The Brownfields Team will also work closely with the Livingston County Department of Health throughout the progress of the project. They will be notified of contaminants found during site assessments and they will be instrumental in assisting to determine any health based concerns based on the findings. Livingston County will also work with federal agencies including EPA and Economic Development Administration, leveraging funding opportunities through these organizations to assist in implementation of the cleanup plan and in obtaining necessary infrastructure to advance redevelopment.

## **c. Partnerships with Community Organizations**

### **i. Community Organization Descriptions and Roles**

Involvement of local community organizations will be critical to the success of the Livingston County Brownfields Program. One organization that has agreed to be a partner for this project is the Genesee Livingston Orleans & Wyoming (GLOW) Workforce Development Board. This agency strives to develop effective ways to respond to the dynamics of business while maximizing the potential of job seekers. This organization will work closely with local colleges and other educational entities, businesses and other partners in the county to address the employment needs within the targeted areas of this project.

Another community organization that will partner with Livingston County is the Livingston County Chamber of Commerce. This organization is committed to assisting with the dissemination of information and project updates with its members and will also provide assistance for the implementation of the project as needed.

Both of these community organizations are willing to invest in this project because the outputs will benefit all who are involved. Livingston County will continue to promote the project throughout the course of the three year period and will encourage support from other



willing community organizations as well. Collaboration will be vital to the success of this project.

**ii. Letters of Commitment**

Support letters are attached from each organization.

**d. Partnerships with Workforce Development Programs**

As mentioned in part c above, the GLOW Workforce Development Board will be partnering with Livingston County on this initiative and will be fully informed of the employment needs of the targeted communities. GLOW Workforce Development Board continues its efforts to advance workforce development within Livingston County through employment, education, and support and training services. This organization is well positioned to adapt quickly to any shift within the economy through partnerships with educational institutions including Genesee Community College, Monroe Community College and Finger Lakes Community College.

The Livingston County Workforce Development department will also be a key player in efforts to promote local hiring related to opportunities in brownfields assessment, cleanup or redevelopment related to this project. The Director of Workforce Development will be involved with the Livingston County Brownfields Team in order to maintain connections between his department's services and the project needs. This department can help develop training for potential jobs that are created through this program as well as identify potential employees.

**4. Project Benefits**

**a. Welfare, Environmental and Public Health Benefits**

Successfully identifying, assessing and cleaning up brownfield sites within Livingston County will provide a variety of health and welfare benefits. The targeted areas for this project are generally located in downtown village locations in close proximity to residential areas or other small businesses that are struggling to survive. These communities are micro-communities with very limited resources. Once potential hazardous and petroleum contaminants are identified and remediated, anticipated benefits from this proposed program include an eventual increase in safe and affordable housing opportunities, decrease in children being exposed to lead poisoning and an overall reduction in threats to the public health and welfare of the residents.

Proper remediation of brownfield sites will prevent soil contaminants from impacting water quality and also prevent contamination from being released into the air impacting outdoor and indoor air quality. The impact of these improvements will help to lower the significant health concerns of the targeted areas and improve the overall quality of life for the vulnerable populations in these communities.

**b. Economic and Community Benefits**

Assessment and redevelopment of the brownfield sites will improve the village downtown centers and support business development with a sustainable future. Reuse of underutilized properties as mixed-use development will provide affordable housing and add job opportunities to the local community.

According to a study done by New Partners for Community Revitalization, Inc. (NPCR), the anticipated impact of returning brownfield properties back to productive use would include 200-335 new jobs and leverage \$13 in private sector investment for each initial public dollar invested. The study also identified a 5-15% increase in property values within ¾ mile from

redeveloped sites and indicated a 10-35% savings on infrastructure associated with brownfield sites compared to development costs on greenfield sites.

The economic development goals for the proposed project are in alignment with existing regional plans including the Finger Lakes Regional Sustainability Plan; Finger Lakes Regional Economic Development Council's Upstate Revitalization Initiative (URI) strategic plan and the Genesee-Finger Lakes Economic Development District Comprehensive Economic Development Strategy (CEDS).

Benefits that can be realized from a successful Livingston County Brownfields Program have unlimited potential to reverse the depressed economic situation in the downtown villages. As buildings and properties are revitalize and re-used, residents will have increased pride in their hometowns and the cycle of depression can be reversed into a cycle of progression.

## **5. Programmatic Capability and Past Performance**

### **a. Audit Findings**

Livingston County, New York has not had any adverse audit findings.

### **b. Programmatic Capability**

Livingston County will manage the proposed Brownfields Program through its Planning and Economic Development Departments. Livingston County will ensure the timely and successful expenditure of funds and completion of all technical, administrative and financial requirements of the grant. A Brownfields Team will be formed for the project and will include representatives from Livingston County's Planning, Economic Development and Workforce Development Departments. Local stakeholders, community groups, and businesses and local government officials will be invited to take part in the project as well. Members of the Brownfields Team will provide expertise and insight related to the program development, site selection, outreach, assessment and remediation planning tasks of the project.

Angela Ellis, Livingston County Planning Director will be the primary staff person managing the Brownfields Program. Angela began her tenure as the Planning Director for Livingston County in 2008. She has been instrumental in managing several federally funded projects for the county including most recently the development of a new intercounty emergency radio system. Ms. Ellis will lead coordination of the Brownfields Team for Livingston County. Her expertise includes economic and community development planning, project management, technical support, regional coordination, data development, assessment/ analysis of data and report development. Specific responsibilities for this project will include identification of important stakeholders, assistance with development of the site inventory and assessments, and the development project reports.

William Bacon, Livingston County Economic Development Director, will also be a key staff person involved in the development of this project. Mr. Bacon has a great deal of experience dealing with investors who are searching for sites to develop in Livingston County. He worked in finance for several years before taking on the position at the County in 2016. Mr. Bacon is aware of the positives and negatives of the economy in Livingston County and his expertise lies in his ability to turn the negative into a positive. Mr. Bacon's role on the Brownfields Team will be to assist with selection of sites for assessment and development of re-use plans that will best suit the local communities.

A RFQ will be developed to secure a Qualified Environmental Professional that will include project description, contract information, schedule, project budget, study area, background, project participants, qualifications and method of evaluation. A notice will be submitted to the New York State Contract Reporter with links to the RFQ. A review and ranking of the qualifications using the factors listed in the method of evaluation will be used to select the preferred consultant, with interviews of select entities if more than one candidate scores high. Based on the review and ranking of the qualifications and the interview process, if utilized, a Qualified Environmental Professional will be chosen.

**c. Measure Environmental Results: Anticipated Outputs/ Outcomes**

Anticipated outputs of the project will include an overall inventory of the brownfield sites throughout Livingston County; completion of 4 Phase I Hazardous site assessments; completion of 2 Phase I Petroleum site assessments; completion of 4 Phase II Hazardous site assessments; completion of 2 Phase II Petroleum site assessments; regularly scheduled Brownfield Team meetings at a minimum of four per year; several public meetings held as needed; and the development of a remediation and redevelopment plan for assessed sites.

Project outcomes will include jobs retained and created within Livingston County; sites remediated; sites made ready for reuse and development; and revenue increase to the tax rolls. Each of these outcomes will be tracked through the annual Government Performance and Results Act surveying that the Genesee Finger Lakes Regional Planning Council annually compiles in its role as the Economic Development District. This report tracks jobs and investment, but will be expanded to capture additional outcomes within Livingston County resulting from this project.

**d. Past Performance and Accomplishments**

**ii. Has Not Received and EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

**1. Purpose and Accomplishments**

Over the past three years Livingston County has received approximately \$10 million from the New York State Division of Homeland Security and Emergency Services for the needed upgrades to the County's emergency communications system. The project was completed on schedule and on budget. In early 2017, the upgrades transitioned all first responders operating in the county onto one radio solution, and as result, vastly improve abilities to respond to emergencies, and communicate effectively, both within the county and regionally.

Livingston County also secured \$20,000 in New York Main Street Technical Assistance Funding to complete a feasibility study for revitalization in local municipalities and \$500,000 in New York Main Street program funding to renovate mixed use buildings in local downtowns throughout the county. This funding was offered through the New York Office of Housing and Community Renewal.

**2. Compliance with Grant Requirements**

Livingston County maintains compliance with all requirements and conditions of the grants listed above. Progress has been made towards the expected results in both grant programs mentioned above. Reporting is done in a timely manner and according to the specifics of the program dictated by the awarding agency. Livingston County has its own Grants Management Department that is available to offer assistance with all aspects of grants management for county, town and village awarded grant programs.



November 15, 2017

Ms. Lya Theodoratos, Env. Engineer  
U.S. EPA Region 2  
290 Broadway, 18<sup>th</sup> Floor  
New York, NY 10007

Dear Ms. Theodoratos,

On behalf of the Livingston County Chamber of Commerce I am writing to express my support for your efforts to address Brownfield issues within Livingston County. The Livingston County Chamber of Commerce will commit to helping disseminate information and project updates to our members throughout the three year length of the project. We will provide additional assistance as needed in the implementation of the project.

Brownfield redevelopment is a key priority for Livingston County and the proposed project will position Livingston County to identify and address brownfield sites through completion of a county-wide brownfield assessment program.

Successful completion of the project will help to advance economic and community development and improve public health within Livingston County. Each of these project benefits will directly advance the objectives of the Livingston County Chamber of Commerce and help to improve the quality of life within Livingston County.

Sincerely,

A handwritten signature in cursive script that reads "Laura Lane".

Laura Lane  
President and CEO  
Livingston County Chamber of Commerce



GLOW WORKFORCE DEVELOPMENT BOARD  
Genesee County Career Center  
587 East Main Street, Suite 100  
Batavia, New York 14020  
Phone (585) 344-2042  
Toll Free: 1-866-674-4560  
Fax (585) 344-4495

November 15, 2017

Ms. Heather Grant  
Livingston County Administration  
6 Court Street, Room 302  
Geneseo, NY 14454

Dear Ms. Grant,

I am writing on behalf of the GLOW Workforce Development Board in support of Livingston County's application to the Environmental Protection Agency to conduct a Community-Wide Assessment project.

Successful completion of the project will position Livingston County to attract investment into the targeted areas of the Villages of Dansville and Mount Morris.

GLOW strives to develop an effective, integrated system that understands and responds to the dynamic needs of business, and maximizes the potential of job seekers. To this end we will work closely with the community colleges, BOCES program, businesses and other partners in the Region to help address any employment needs within the areas identified through the completion of the assessment project.

We look forward to working with you on this project and providing assistance to help address the workforce development issues and concerns that arise.

Please feel free to reach out to us if we can provide any additionally assistance.

Sincerely,

Jay Lazarony  
GLOW Workforce Development Board  
Executive Director  
(585) 344-2042 ext. 4212  
[jlazarony@co.genesee.ny.us](mailto:jlazarony@co.genesee.ny.us)

CHRIS COLLINS  
27TH DISTRICT, NEW YORK

COMMITTEE ON  
ENERGY AND COMMERCE

- COMMUNICATIONS &  
TECHNOLOGY
- HEALTH
- OVERSIGHT & INVESTIGATIONS



Congress of the United States  
House of Representatives

1117 LONGWORTH BUILDING  
WASHINGTON, DC 20515  
(202) 225-5265 OFFICE

2813 WEHRLE DRIVE, SUITE 13  
WILLIAMSVILLE, NY 14221  
(716) 634-2324

128 MAIN STREET  
GENESEO, NY 14454  
(585) 519-4002

November 16, 2017

Ms. Lya Theodoratos  
US EPA Region 2  
290 Broadway, 18th Floor  
New York, NY 10007

Dear Ms. Theodoratos:

I would like to express my support for Livingston County's application to the Environmental Protection Agency's Community-Wide Brownfields Assessment Program. The Brownfields Assessment program is a crucial re-development tool for communities like Livingston County to identify and inventory properties primed for remediation and property revitalization.

The County has identified a handful of immediate-need properties in the communities of Dansville and Mount Morris, two municipalities in the County with significant rates of poverty and individuals on public assistance, to serve as case study examples of how a broader, community wide assessment could benefit the entire County and its 17 towns and 9 villages. Through application to the Community-Wide Brownfields Assessment Program, Livingston County intends to further the promotion of economic development throughout the County by focusing on these target areas for eventual redevelopment of abandoned and dilapidated properties.

I am hopeful that Livingston County's application will receive the appropriate consideration it deserves in accordance with all applicable rules and regulations. If I may provide any further information, please contact my Lancaster District Office at 716-634-2324.

Sincerely,

A handwritten signature in cursive script that reads "Chris Collins".

Chris Collins  
Member of Congress

CCC/TH

PLEDGE OF ALLEGIANCE



LISA TORCELLO  
Clerk/Treasurer

Village of Mount Morris  
117 Main Street  
Mount Morris, New York 14510  
Phone: (585) 658-4160 • Fax: (585) 658-2473  
TTY: 1-800-652-1220 or 1-800-421-1220

FRANK M. PROVO  
Mayor

November 14, 2017

EPA Region 2  
Brownfields Program  
Attn: Ms. Lya Theodoratos  
290 Broadway, 18<sup>th</sup> Floor  
New York, NY 10007

Subject: Livingston County, New York- EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Ms. Theodoratos,

We are happy and pleased to support Livingston County's application for a Brownfields Community-Wide Assessment Program grant award. The Murray Hill Campus is just outside of Village, and the services provided on the campus are utilized by many of my constituents. The County is also the largest employer in our surrounding community.

The County and Village maintain a strong intergovernmental relationship in the area of grants administration and the County's award-winning Downtown Partnership program. A community wide Brownfields assessment would be of tremendous benefit to our Village and our future redevelopment plans for abandoned and/or underutilized properties in and around the Village. We strongly support any redevelopment plan aimed at making the former Office for the Aging building on the county's Murray Hill campus a vibrant and active operation once more.

Sincerely,

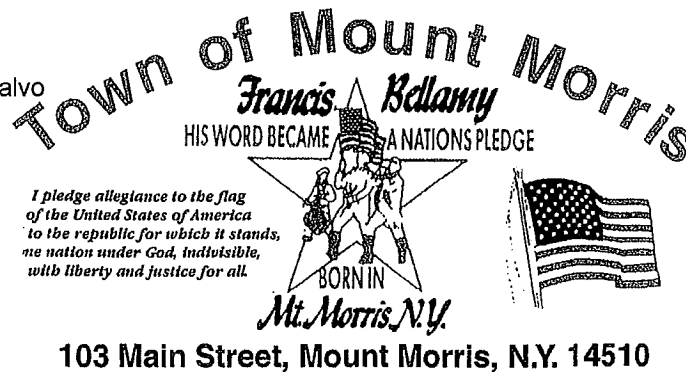
Frank Provo, Mayor  
Village of Mount Morris, NY

*Birthplace of Francis Bellamy • His Word Became a Nation's Pledge  
"The Village of Mount Morris is an equal opportunity provider, and employer."*

**SUPERVISOR**  
Charles J. DiPasquale

**COUNCILMEN**  
Deputy Supervisor - David DiSalvo  
Don Huff  
David Provo  
Nate Guzzardi

**TOWN CLERK/  
TAX COLLECTOR**  
Christie Murphy  
585-658-2730  
fax 585-658-3021



**HIGHWAY SUPERINTENDENT**

Sam Cipriano  
585-658-3375  
fax 585-658-9060

**ASSESSOR**  
Brian Knapp  
585-658-9820

**JUSTICES**  
James P. LaPiana  
Robert N. Ossont  
585-658-3358  
fax 585-658-9129

November 14, 2017

EPA Region 2  
Brownfields Program  
Attn: Ms. Lya Theodoratos  
290 Broadway, 18<sup>th</sup> Floor  
New York, NY 10007

Subject: Livingston County, New York- EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Ms. Theodoratos,

As a member of the County Board of Supervisors, I enthusiastically champion via this letter of support, the County of Livingston's application to the Brownfields Assessment Program through EPA. Over the course of many years, the County has invested tens of millions of dollars in transforming an abandoned, former state-run tuberculosis hospital in our Town into a thriving, state of the art county complex focused exclusively on Human and Social Service departments.

Building 8 on the campus, the former Office for the Aging (OFA) complex, was left vacant when OFA relocated to Building 3. This building is the only one on this majestic and restored campus that lacks the full restoration needed for necessary redevelopment. We understand that the County has identified a series of properties, including Building 8 on the Murray Hill Campus, as illustrative properties in order to build the strong case for a community wide assessment under the Brownfields program. We sincerely hope that EPA finds this application suitable and in-line with the standards of the assessment program and we believe Building 8 in our Town is an example of such property and would be a catalyst for future redevelopment on the County campus.

Sincerely,

A handwritten signature in dark ink, appearing to read "C. J. DiPasquale".

Charles J. DiPasquale, Supervisor  
Town of Mt. Morris, NY



# VILLAGE OF DANSVILLE

**Dan Rittenhouse**

*Trustee & Deputy  
Mayor*

**Robin Humphrey**

*Trustee*



Home of the  
Dogwood  
Festival

**Peter R. Vogt**

*Mayor*

14 Clara Barton Street  
Dansville, New York 14437

585-335-5330 tel

585-335-4120 fax

pvogt@dansvilleny.us



**Mike Nagle**

*Trustee*

**Norm Zeh**

*Trustee*

November 16, 2017

Ms. Heather Grant

Livingston County Administration

6 Court Street

Geneseo, NY 14454

Subject: Livingston County, New York- EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Ms. Grant,

The Village of Dansville is writing this letter to enthusiastically support Livingston County's application for a Brownfields Community-Wide Assessment Program grant award. The Village of Dansville has at least two or three properties that could greatly benefit from assessment and eventual cleanup that will in turn benefit the health of our residents and boost the local economy.

The County and Village maintain a strong relationship and the Village is committed to working with the Brownfields Program proposed for Livingston County during the entire project. A community wide Brownfields assessment would be of tremendous benefit to our Village and our future redevelopment plans.

Please let me know if I may be of further assistance.

Sincerely,

Peter Vogt, Mayor

Village of Dansville, NY

The Village of Dansville is an Equal Opportunity Employer

Complaints of discrimination should be sent to:

USDA, Director of Civil Rights, Washington, DC 20250-9410

**DANSVILLE ECONOMIC DEVELOPMENT CORPORATION**

**5879 Dieter Road  
Dansville, NY 14437**

**Phone 335-8531**

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November 15, 2017

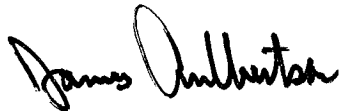
Ms. Heather Grant  
Livingston County Administration  
6 Court Street, Room 302  
Geneseo, NY 14454

Dear Ms. Grant,

On behalf of the Dansville Economic Development Corporation we support the application to the Environmental Protection Agency for their Brownfield Assessment Program. There are two (2) buildings, in particular, that have been unmarketable based on the risk of contamination. We would certainly like to better understand the degree of contamination as well as the potential cleanup.

If we can be of any further assistance, please feel free to let us know!

Sincerely,

A handwritten signature in black ink, appearing to read "James Culbertson". The signature is fluid and cursive, with the first name "James" written in a larger, more prominent script than the last name "Culbertson".

James Culbertson, President  
Dansville Economic Development Corporation



Livingston County Economic Development  
Livingston County Government Center  
6 Court Street, Room 306  
Geneseo, New York 14454

t: 585.243.7124 | f: 585.243.7126  
Info@LivingstonCountyDevelopment.com  
www.LivingstonCountyDevelopment.com

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November 15, 2017

Ms. Heather Grant  
Livingston County Administration  
6 Court Street, Room 302  
Geneseo, NY 14454

Dear Ms. Grant,

It is with strong support that I express our interest in the application for EPA Brownfields Assessment Program by Livingston County. The Economic Development Agency has several properties that qualify and remain identified for adaptive re-use, however, the status of environmental contamination is uncertain. By ascertaining the status of these properties, we can then pursue welcomed cleanup and remediation to put these facilities into effective use again.

Interestingly, the properties identified for assessment have the attention of developers for re-use that has proven market demand and would be desirable if contamination was no longer a concern. The Kings Daughters Home property in Dansville is aligned with Senior Apartments and the (former) St. Mary's School is designed for a co-workspace to allow for employees to work remotely and avoid commuting times of 40-60 minutes.

Thank you for leading this effort and please let us know what we can do to assist you in this process.

Sincerely,

A handwritten signature in black ink, appearing to read "W. E. Bacon".

William E. Bacon, Director  
Livingston County Economic Development

LIVINGSTON COUNTY  
DEPARTMENT OF HEALTH

2 Murray Hill Drive  
Mt. Morris, New York 14510-1691



Jennifer Rodriguez, M.S.  
Public Health Director

Phone (585) 243-7270  
Fax (585) 243-7287  
[dept-of-health@co.livingston.ny.us](mailto:dept-of-health@co.livingston.ny.us)  
[www.livingstoncounty.us/doh.htm](http://www.livingstoncounty.us/doh.htm)

Administration & Fiscal: (585) 243-7270/(585) 335-1716 Fax: (585) 243-7287  
Dog Control: (585) 243-6740/(585) 335-1720/ Fax: (585) 243-6751  
Environmental Health: (585) 243-7280/(585) 335-1717 Fax: (585) 243-6793  
Patient Services: (585) 243-7290/(585) 335-1719 Fax: (585) 243-6795  
Preventive Services: (585) 243-7299/(585) 335-1718 Fax: (585) 243-6794  
Mental Health: (585) 243-7250 Fax: (585) 243-7264

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"IMPROVED QUALITY OF LIFE TODAY, FOR A HEALTHIER TOMORROW"

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November 15, 2017

Ms. Lya Theodoratos, Env. Engineer  
U.S. EPA Region 2  
290 Broadway, 18th Floor  
New York, NY 10007

Dear Ms. Theodoratos,

I am writing on behalf of Livingston County Health Department in support of the Livingston County proposal to the Environmental Protection Agency for a Community-Wide Assessment project, under the Brownfield Assessment Grants program.

Completion of the Community-Wide Assessment project will help to inventory brownfield sites within Livingston County, and position environmental site assessments and remediation efforts to occur in the future should they be necessary.

The Livingston County Health Department provides direct public health services designed to protect the public from disease and environmental hazards, and community leadership to ensure improved health status of individuals, families and the environment, including brownfield properties.

We look forward to working with you, along with other Livingston County departments, on this project and providing any education and outreach assistance we can to help achieve optimum health status in the community.

Respectfully,

A handwritten signature in cursive script that reads "Jennifer Rodriguez /cm".

Jennifer Rodriguez, MS  
Public Health Director  
Livingston County Department of Health

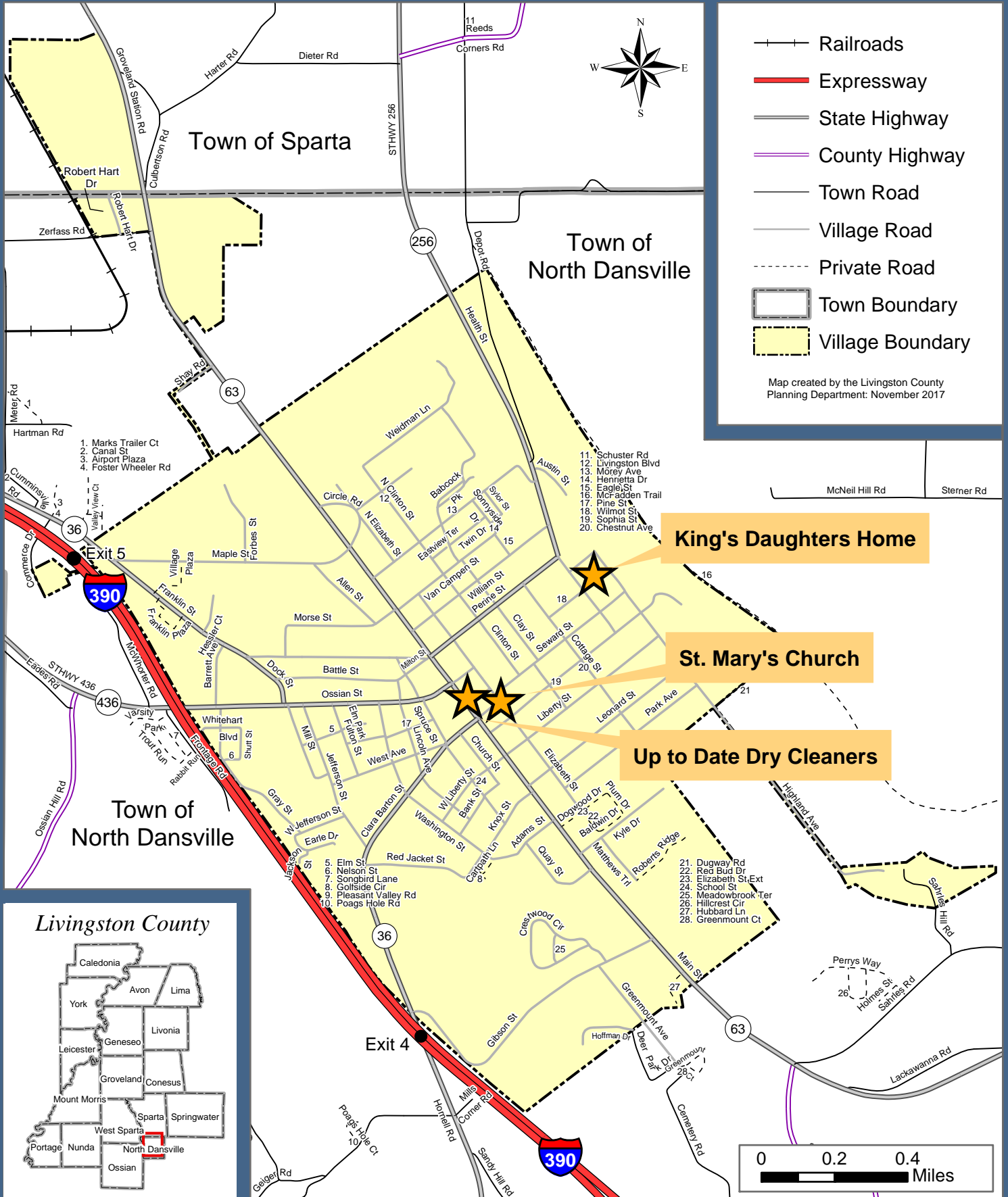
The Livingston County community and other stakeholders will be involved throughout all phases of the Livingston County Community-Wide Brownfields Assessment Project. Immediately upon completion of the project contract, the Livingston County staff on the Brownfields Team will meet with the Villages of Dansville and Mount Morris to finalize other Team members to include representing those communities. The team will also identify other important stakeholders and initiate contact with local community groups such as the Chamber of Commerce to help with communication of the Brownfields program through their own membership, contacts and social media.

A special project website page will be maintained through the Livingston County webpage ([www.livingstoncounty.us](http://www.livingstoncounty.us)). This informational and interactive website page will be used to help relay critical project updates and materials to the community and stakeholders and provide an opportunity for input throughout the completion of the project. Electronic surveys may be developed and distributed through access to this public website in order to gain further information and suggestions from the local community.

Along with electronic information, hard-copy outreach materials will be developed as part of the project that will include an informational brochure with background on the EPA Brownfields Program, a site nomination form, surveys, access agreements and specific meeting brochures. This will ensure that all residents have equal opportunity for input not dependent on internet access.

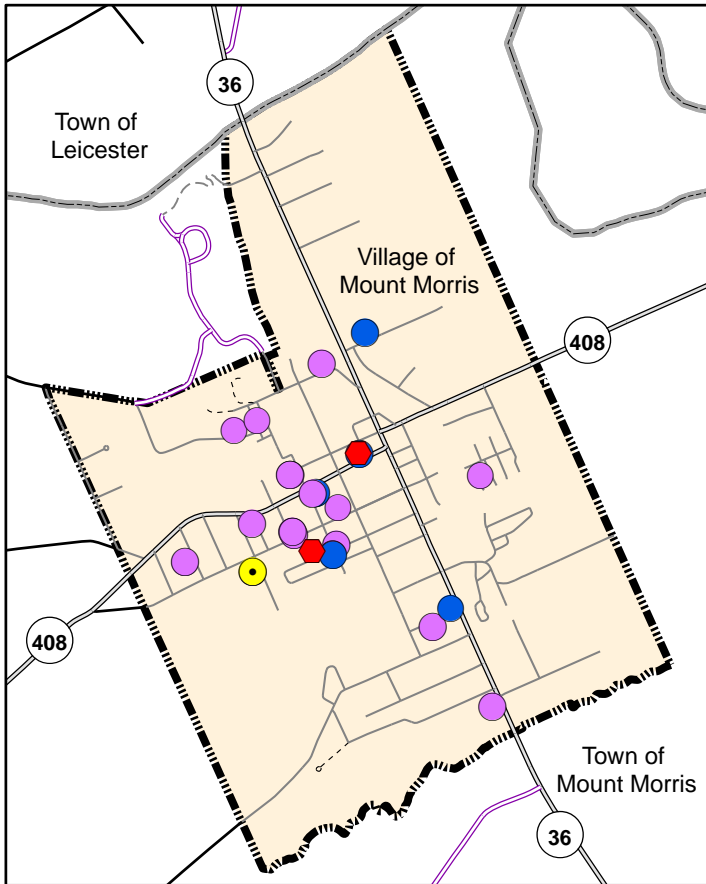
# Village of Dansville

## POTENTIAL SITES



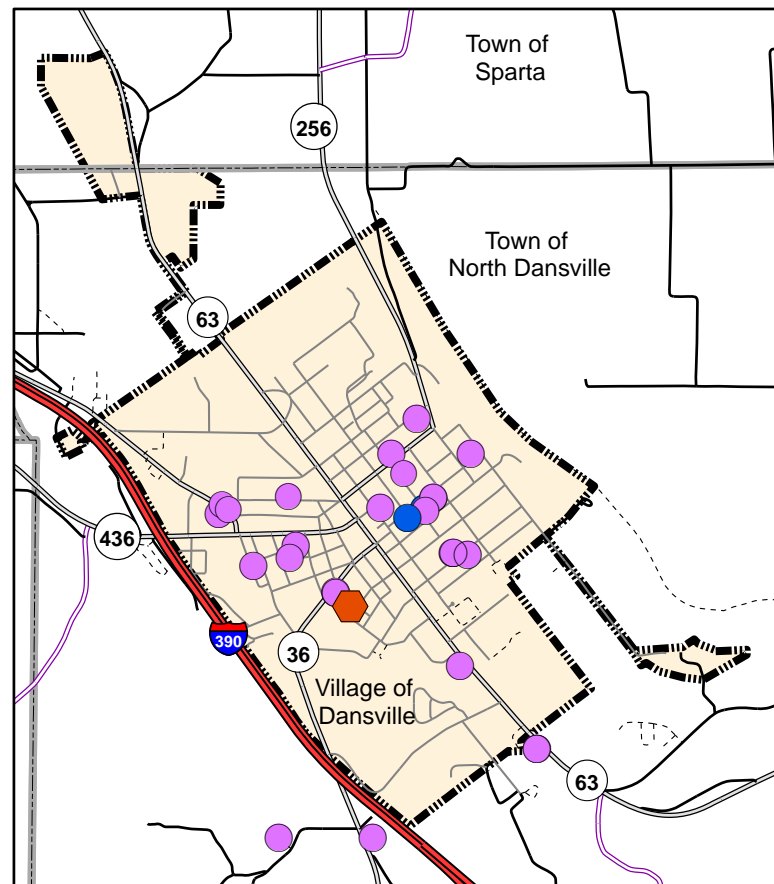
# Livingston County Department of Health

## Lead Testing Results in Village of Mount Morris & Village of Dansville, Livingston County, 2013 - 2016



YEAR	LEAD RANGE	# OF RESULTS
2013	5 - 9.9	3
2013	9.9 - 14.9	1
2014	5 - 9.9	7
2014	9.9 - 14.9	1
2014	19.9 +	1
2015	5 - 9.9	7
2015	10 - 14.9	3
2015	15 - 19.9	1
2015	19.9+	2
2016	5 - 9.9	2
2016	15 - 19.9	1

YEAR	LEAD RANGE	# OF RESULTS
2013	5 - 9.9	7
	9.9 - 14.9	1
2014	5 - 9.9	5
2015	5 - 9.9	4
	10 - 14.9	1
2016	5 - 9.9	8
	10 - 14.9	1
	19.9+	1



Source: Lead Testing Results in Livingston County, 2016:  
Livingston County Department of Health.

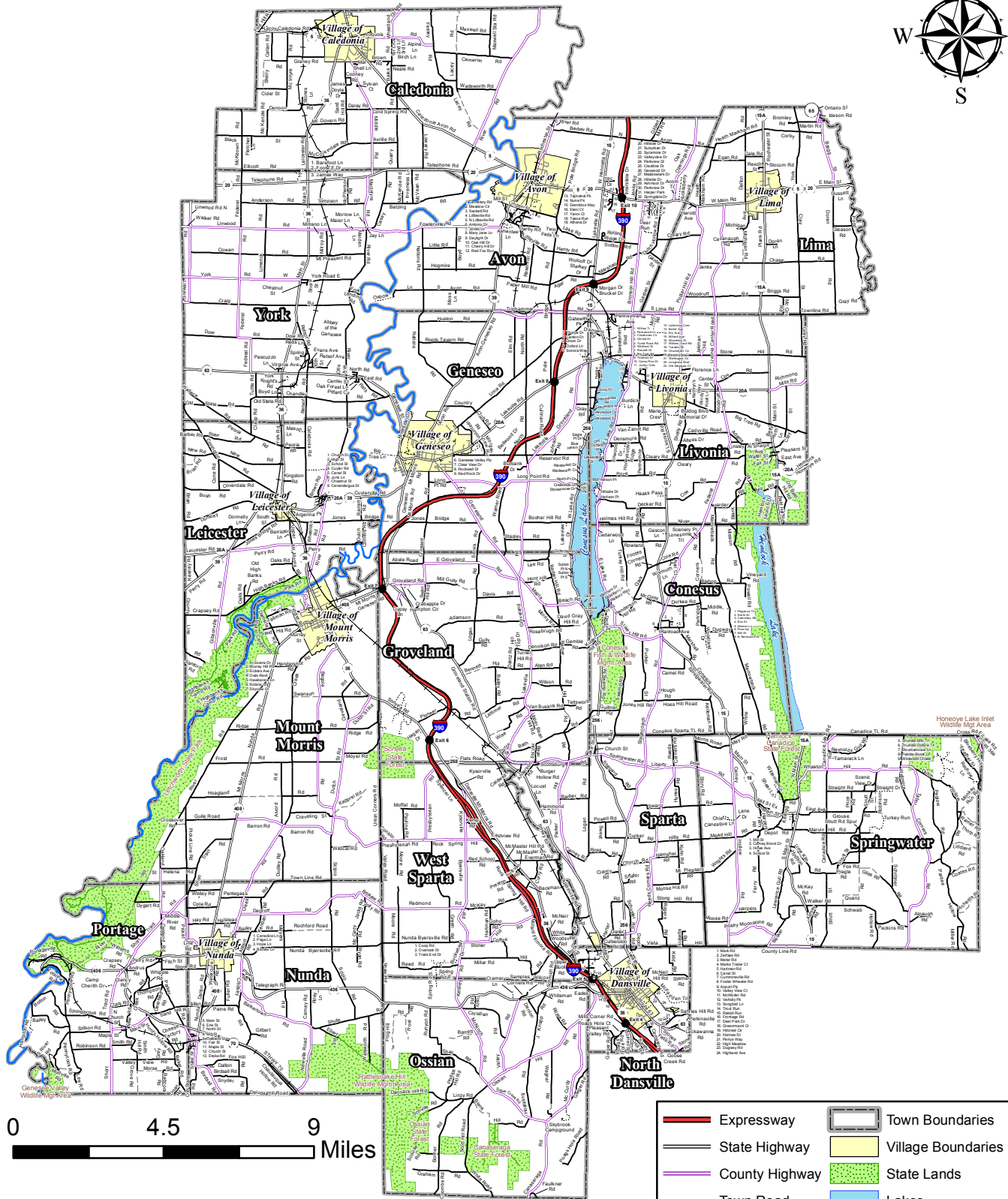
Map prepared by the Livingston County Planning Department, November 2017.

M:\ARCVIEW\Technical Assistance\Department of Health  
Lead\Lead\_livingstoncounty\_2013\_2016\_MtMorris\_Dansville.mxd





# Livingston County Base Roads, 2013





Spill No	Region	Spill	Received Date
1706729	8	FROZEN FOODS EXPRESS MVA	10/11/2017
9970512	8	SUGAR CREEK # 12	12/3/1999
9870238	8	SUGAR CREEK STORE #41	11/7/1996
1611654	8	LIVINGSTON ASSOCIATES	3/30/2017
0551286	8	SPECIALIZED PRINTED FORMS	2/15/2006
1406678	8	7-ELEVEN GAS STATION	9/24/2014
1707495	8	SMOKEY MOUNTAIN TRUCKING MVA	11/2/2017
1707306	8	RGE POLE TOP	10/30/2017
1609931	8	BASEMENT (ERBIN RESIDENCE)	1/30/2017
1602457	8	BATAVIA AUTOMOTIVE	6/10/2016
1409806	8	57 MAIN STREET WATER MAIN	1/5/2015
1408952	8	RUTHERFORD RESIDENCE	12/3/2014
0551286	8	IDEAL CHEVROLET	11/17/2005
9201855	8	(FORMER) GENESEE VALLEY SERVICE	5/13/1992
8906968	8	BUELL OIL COMPANY	10/16/1989
0809731	8	MACALUSO OIL COMPANY INC.	12/1/2008
0370065	8	ELLIS (SANDRA) RESIDENCE	5/6/2003
1704944	8	SEMANS RESIDENCE	8/17/2017
1707407	8	HOME	11/1/2017
1707241	8	LIVONIA CENTRAL SCHOOL	10/27/2017
1704695	8	NYS DOT	8/10/2017
1611512	8	HOLLAND (TOM) PROPERTY	3/26/2017
1603509	8	VACANT FORMER GAS STATION & MILK PLAN	7/11/2016
1707354	8	RATTLESNAKE HILL WMA	10/20/2017
1609313	8	ARKEMA	1/6/2017
1607617	8	PIFFARD PETROL	11/3/2016
1702202	8	LINE 1022 POLE 14A	6/6/2017
1607277	8	VADNEY (CAROL) RESIDENCE	10/25/2016
1501384	8	BIODIESEL OPERATION	5/6/2015

Address	City	County	Lead DEC	Status	Spill Date
I390 NB MM 50.9	AVON	Livingston	GPYOUNG	Open	10/11/2017
11 EAST MAIN STREET	AVON	Livingston	TGHALL	Open	12/3/1999
1655 LAKEVILLE ROAD	AVON	Livingston	TGHALL	Open	11/7/1996
89 WEST RIVER ROAD	CALEDONIA	Livingston	TGHALL	Open	3/27/2017
352 CENTER STREET	CALEDONIA	Livingston	prmillar	Open	2/15/2006
9518 FOSTER WHEELER ROAD	DANSVILLE	Livingston	GPYOUNG	Open	9/24/2014
I-390 NB MM 46.3	GENESEO	Livingston	TGHALL	Open	11/2/2017
ROUTE 63 AND JONES BRIDGE RD	GENESEO	Livingston	DBDAKE	Open	10/30/2017
4603 WEST LAKE RD	GENESEO	Livingston	DBDAKE	Open	1/30/2017
29 EAST SOUTH ST	GENESEO	Livingston	DBDAKE	Open	6/10/2016
I/F/O 57 MAIN STREET	GENESEO	Livingston	DBDAKE	Open	12/31/2014
4416 RESERVOIR ROAD	GENESEO	Livingston	JRMARCHI	Open	12/3/2014
4181 LAKEVILLE ROAD	GENESEO	Livingston	dbdake	Open	11/17/2005
137 MAIN STREET	GENESEO	Livingston	TGHALL	Open	5/13/1992
111 RIVERSIDE DRIVE	GENESEO	Livingston	tghall	Open	10/16/1989
5234 MOUNT MORRIS ROAD	LEICESTER	Livingston	GPYOUNG	Open	12/1/2008
118 MAIN STREET	LEICESTER	Livingston	GPYOUNG	Open	5/6/2003
1881 HEATH MARKHAM RD	LIMA	Livingston	MFZAMIAR	Open	8/17/2017
5469 SOUTH LIVONIA RD	LIVONIA	Livingston	TGHALL	Open	11/1/2017
6 PUPPY LANE	LIVONIA	Livingston	GPYOUNG	Open	10/27/2017
5543 GENESEO-LAKEVILLE ROAD	LIVONIA	Livingston	TGHALL	Open	8/10/2017
6056 JUNIOR CRESENT	LIVONIA	Livingston	TGHALL	Open	3/26/2017
5845 BIG TREE ROAD	LIVONIA	Livingston	PRMILLER	Open	7/11/2016
EBERT RD	NUNDA	Livingston	RCPINKOS	Open	10/17/2017
3289 GENESEE ST	PIFFARD	Livingston	GPYOUNG	Open	1/6/2017
3705 MAIN ST	PIFFARD	Livingston	GPYOUNG	Open	11/3/2016
8623 KUHN RD	SPARTA	Livingston	RCPINKOS	Open	6/5/2017
7926 ROUTE 15	SPRINGWATER	Livingston	GPYOUNG	Open	10/25/2016
2301 MAIN STREET	YORK	Livingston	DBDAKE	Open	5/6/2015

ZipCode
14414
14423
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14481
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14480
14533
14560
14533

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name: Livingston County, NY

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

16-6002561

\* c. Organizational DUNS:

0736807950000

### d. Address:

\* Street1:

6 Court Street

Street2:

\* City:

Geneseo

County/Parish:

Livingston

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

14454-1043

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Ian

Middle Name:

\* Last Name:

Coyle

Suffix:

Title: County Administrator

Organizational Affiliation:

Livingston County

\* Telephone Number:

585-243-7040

Fax Number:

\* Email: icoyle@co.livingston.ny.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

\* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1244-Livingston County Map.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Livingston County Brownfield Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: